

NOV 4 4 32 PM 1955
OLLIE FARNSWORTH
R.M.C.

State of South Carolina
County of Greenville

J. A. Baldwin

in consideration of the rental hereinafter mentioned, have granted, bargained and released and by these presents do grant, bargain, and lease unto

Robert A. Cox

for the following use, viz.: store building known as the Mauldin Lunch next door to Hall's Barber Shop, located in Mauldin Community

for the term of 5 years beginning December 15, 1954 with the option of 5 additional years under the same conditions

and the said lessee in consideration of the use of said premises for the said term, promises to pay the said lessor the sum of FORTY ~~ONE~~ ^{NO/100} Dollars per month payable in advance on the fifteenth day of each month.

The lessee hereby agrees to take the building just as it stands unless otherwise agreed upon in writing, and the lessee only require of the lessor the use of the premises for the business mentioned but no other. The lessor to repair the roof should it leak, it is also fully agreed that the roof is considered sound and the lessor not to pay any damages from leaks should any occur. Use of premises for any business other than herein called for shall cancel this lease if the lessor so desires and give notice of same in writing.

If the business is discontinued or the premises vacated before the expiration of the lease then the whole of the unexpired time becomes immediately due and payable.

Outside signs to be erected that may connect with the parapet or any other outside part of the building must be consented to by the lessor before being erected.

[Faint, illegible text, possibly a stamp or faded signature]

To Have and to Hold the said premises unto the said lessee Robert A. Cox
~~executors or administrators for the said term of years or until the expiration of the term above mentioned or until the death of the party desiring to terminate it after the expiration of the term above mentioned give to the other party~~

termination, but the destruction of the premises by fire or making it unfit for occupancy or other casualty, or two months arrear of rent, shall terminate this lease, if the lessor so desires. The lessee agree to make good all breakage of glass and all other injuries done to the premises during the term, except such as are produced by natural decay, and agree to make no repairs, improvements or alterations in the premises without the written consent of the lessor nor sub-rent without the lessor's written consent.

The lessee hereby acknowledges having a duplicate of this lease. *and the lessee will keep up tank and drain lines of water.*

Witness our hands and seals the 3rd day of NOVEMBER, 1955

Witness: *[Signature]* Odell W. Hall (SEAL)
J. A. Baldwin (SEAL)
Robert A. Cox (SEAL)
[Signature] (SEAL)

State of South Carolina
County of Greenville

Troy Crymes

PERSONALLY, comes and makes oath that he saw the within named *J. A. Baldwin* sign and seal the within written instrument, and that he with Odell W. Hall witnessed the execution thereof

Sworn to before me this 11-4 day of NOVEMBER, 1955
[Signature]
Notary Public, S. C.

Recorded November 4th. 1955 at 4:32 P. M. #28760

Cancelled and terminated this 16th day of August, 1960.

Robert A. Cox

Henry M. Lee

In Presence of